

Lewis County Planning Commission *Public Hearing, Continued*

Lewis County Courthouse
Commissioners' Hearing Room - 2nd Floor
351 NW North St - Chehalis, WA

August 9, 2016 - Meeting Notes

Planning Commissioners Present: Russ Prior, District 3; Jeff Millman, District 2; Bob Whannell, District 3; Mike Mahoney, District 1; Stephen Hueffed, District 2; Leslie Myers, District 1

Planning Commissioners Excused: Sue Rosbach, District 2

Staff Present: Lee Napier, Community Development Director; Glenn Carter, Prosecuting Attorney's Office; Fred Evander, Senior Planner; Pat Anderson

Others Present: Please see sign in sheet

Handouts/Materials Used:

- Agenda
- Meeting Notes
- Staff Report: Countywide Planning Policies
- Draft Countywide Planning Policies
- Land Use Element Urban Policies
- Transportation Element Policies

1. Call to Order

Chair Mahoney called the meeting to order at 6:00 p.m. The Commissioners introduced themselves.

2. Approval of Agenda

There were no changes to the agenda.

3. Approval of Meeting Notes

Chair Mahoney asked if there were any corrections to the meeting notes of July 26. Commissioner Prior stated on page 3, paragraph 2, he believed he said he had a personal and professional relationship with the timber company. Also on page 3, paragraph 5, he stated he misspoke and the setback is actually 150', not 200'. He also stated that the setback is to protect timber owners, not property owners.

Chair Mahoney entertained a motion to approve the meeting notes as amended. The motion was made by Commissioner Whannell, seconded by Commissioner Millman; the motion carried.

4. Old Business

A. Public Hearing – Continued: Changes to Shoreline Master Program, LCC 17.25 and 18.05.120
Chair Mahoney opened the public hearing at 6:05 p.m. He noted this is a continuation of the public hearing on July 26. He asked for further comments on the Shoreline Master Program. There were none and he closed the public hearing.

Chair Mahoney stated the recommendation of staff is that the Planning Commission recommends that the BOCC review LCC 17.25 and 18.05.120 and approve the proposal. Chair Mahoney entertained a motion to forward the Letter of Transmittal to the BOCC. Commissioner Whannell made the motion to forward the Letter of Transmittal to the BOCC. Commissioner Myers seconded. The motion carried.

B. Public Hearing – Continued: Rezone Applications

Chair Mahoney opened the public hearing on the rezone applications at 6:08 p.m. He stated the Planning Commissioners read the staff report and heard input from the public.

Chair Mahoney read the findings and conclusions for the rezone application at 149 Bowman Road. He asked if there were comments from the Commissioners.

Commissioner Whannell stated this application was reviewed at the last meeting and the Planning Commissioners accepted the proposal at that time.

The Chair asked for comments from the public. There were none. No comments were received by staff since the last meeting.

Chair Mahoney stated the next rezone is for 536 Brown Road. There was public testimony at the last meeting regarding this rezone. He asked for comments from the Planning Commissioners. There were none. There were no comments received by staff since the last meeting.

Chair Mahoney asked for public comment.

Keith Mohoric stated the Douglas family is working on a soil survey and it is taking some time.

There were no other comments and Chair Mahoney closed the public hearing at 6:13 p.m. He entertained a motion to forward the Letter of Transmittal on the Bowman Road property, approving the rezone. Commissioner Millman made a motion to forward the Letter of Transmittal to the BOCC; Commissioner Whannell seconded. The motion carried.

The Chair entertained a motion to forward the Letter of Transmittal on the Brown Road property, denying the rezone. He asked for comments. Commissioner Whannell stated there are two other parcels near the subject parcel that is surrounded by 5 acre lots. He asked what is to limit them from applying for a rezone if this one is approved. Mr. Evander stated that is a concern. It could set a precedent if this rezone is approved.

Commissioner Millman asked if the decision could be tabled until Mr. Mohoric gets soil samples. Lee Napier stated the public hearing was not closed on this application. The Planning Commissioners heard testimony from the applicant that he is still interested in pursuing additional information. The decision could be tabled, preferably to a specific date, and then check with the applicant to determine if additional information has been found.

Chair Mahoney asked Mr. Mohoric if he wished to get the soil evaluated. Mr. Mohoric stated he would appreciate the hearing being tabled to give him time to do that. He thought a minimum of a month would be needed. Commissioner Prior stated it would take longer than a month. He recommended

two or three months. He made a motion to table the hearing on 536 Brown Rd for 90 days. Commissioner Whannell seconded and the motion carried.

Ms. Napier stated the timetable of 90 days would bump the request into the 2017 Comp Plan rezone. She stated the BOCC takes action on the rezone applications in December and the last possible time to get a recommendation to them would be in September. If that can't be done, then this application would be moved to a 2017 Comp Plan amendment.

After discussion, Chair Mahoney suggested that if Mr. Mohoric has new information, he should get it to Mr. Evander or Ms. Napier as soon as possible and every attempt would be made to get this application processed in 2016; otherwise it will be moved to 2017.

C. Workshop – Comprehensive Plan Policies

Mr. Evander stated the goal for this meeting was to look at the Urban Goals and Policies and the Transportation Goals and Policies. He took all of the information from the existing Goals and Policies and edited where he thought it was necessary. He left the Policy numbers the same for easy cross-reference.

He summarized the document. Chair Mahoney suggested that the word “ensure” was overused. He specifically mentioned Policy LU 1.2, stating that Urban Growth Areas will be developed in a way that does provide for development of infrastructure with an amount of land for the type of growth that is envisioned.

Mr. Evander stated the Urban Reserve Area was originally designed for the South County Subarea plan and he tried to generalize the goals in case a similar approach could be used in other areas of the County.

Commissioner Whannell asked to see the Urban Reserve Area Overlays map. Mr. Evander pointed out there are two Urban Reserve Areas at I-5, exit 603; one on the west of I-5 and another on the east side towards Toledo. They are zoned one acre per 20 acres as an overlay zone. The intent is to preserve them until Winlock expands into its UGA or until utilities are provided to these area so they can be developed.

Mr. Evander asked for language changes such as what Chair Mahoney mentioned earlier that can be sent to him.

Mr. Evander continued with the Transportation Element. Acronyms are in the front of the chapter which he merged from the Strategy section of the original document. He summarized the element. There was a discussion about safety on the roads where bicycles and pedestrians may travel. The Planning Commissioners felt safety was a very important element to write into this document.

Commissioner Hueffed asked what influence the county has on state roads. Mr. Evander stated the state is getting better about talking with communities about what they would like. He thought it was important to consider this, especially on SR 508 through Onalaska. That is a major commercial route and having sidewalks would be very beneficial. Also, the right of way through Packwood is very wide. Chair Mahoney stated that highway, US Hwy 12, is a federal highway.

Mr. Evander stated in the past, roads and streets have been viewed as a part of the city fabric that people did not consider. Now interesting things are being done in many cities. An example is downtown Packwood, which serves the transportation function with the road, but it serves an economic function: a social gathering and cultural function. When a road is designed only for moving traffic, those other functions are ignored that are equally important, especially to the people who live there.

Commissioner Millman spoke to the telecommuting portion of the transportation element. He stated the city of Winlock is working on this very thing and he asked what the county's role is. If it is a goal to promote this type of thing, who actually promotes it? Mr. Evander stated right now it's just words but he believes infrastructure is huge for small towns. The Internet can tie people in small towns to a larger market place. He does not know how to do it right now.

D. Workshop – Countywide Planning Policies (CWPP)

Mr. Evander stated the public hearing would be on the revisions to the policies to the Countywide Planning Policies that the Planned Growth Committee forwarded to the Planning Commission. The discussion on the UGAs for Onalaska and Packwood will take place in 2017. Commissioner Prior asked who determines the population growth for Packwood. Mr. Evander stated the county needs to come up with an estimate of what the urban growth boundary population would be for Packwood. The complication is knowing the sewer system capacity, and knowing how many residents that sewer system can serve. The county has an idea of what that number is, but the question is: can we expand the size of the sewer system to potentially serve more people?

Chair Mahoney asked if there were any objections to setting the public hearing for the CWPPs for September 27, 2017. There were none. He entertained a motion to that effect. Commissioner Prior made the motion; Commissioner Myers seconded. The motion carried unanimously.

Mr. Evander asked the commissioners if they would like to go on another tour, this time to west Lewis County. All of the commissioners were in favor and agreed to start at 5:00 at the courthouse on August 23.

5. Calendar

The next meeting will be on August 23, a tour of west Lewis County.

6. Good of the Order

Dennis Hadaller stated he would like to know what the process is for changing the zoning designation on a piece of land. He would like to have his property changed to industrial.

7. Adjourn

The meeting adjourned at 7:35 p.m.